



MIAMI BEACH

OFFICE OF THE CITY MANAGER
NO. 261-2005

LETTER TO COMMISSION

TO: Mayor David Dermer and Members of the City Commission

FROM: City Manager Jorge M. Gonzalez

DATE: October 12, 2005

SUBJECT: Ordinance Amendment Pertaining to the Removal of Historic Signs

On September 8, 2005, the City Commission approved, on First Reading, an Ordinance Amendment pertaining to the removal of historic signs; Second Reading is scheduled for October 19, 2005. This amendment will allow the Planning Director, or designee, to waive the requirement for the removal of a sign from a vacated premise, regardless of the permit status, if the sign is determined to be historic or architecturally significant. Currently any sign previously associated with a vacated premise must be removed from the premises by the owner or lessee no later than six months from the time licensed activity ceases to exist or operate.

The City Commission expressed some concern at First Reading with requiring that signs associated with a particular business or use be retained even if a different business or use is proposed for the building. Recently, the restoration of the Curry's restaurant building at 7433 Collins Avenue was approved by the Historic Preservation Board, inclusive of the removal of the existing signs. As part of this approval, the applicant preferred to retain two (2) of the existing signs in storage (see attached historic photo of Curry's Restaurant). However, the architecturally significant building signage was removed from the Curry's building, in accordance with the above noted Code provision pertaining to the mandatory removal of signage from vacated buildings.

The purpose of the proposed Ordinance is to prevent the future removal and demolition of architecturally significant building signage. Such signage pertains mainly to large architectural signage associated with hotels and apartment buildings (See attached photos). There are very few examples of small businesses in the City that have retained architectural signage.

The retention of architecturally significant signage is a separate preservation issue that should be addressed by amending Article X (Historic Preservation) of the Land Development Regulations. The Administration would recommend that the Commission refer any proposed Ordinance Amendment affecting the ability of the Historic Preservation Board to issue Certificates of Appropriateness for the removal of existing signage to the Land Use and Development Committee for formal consideration.

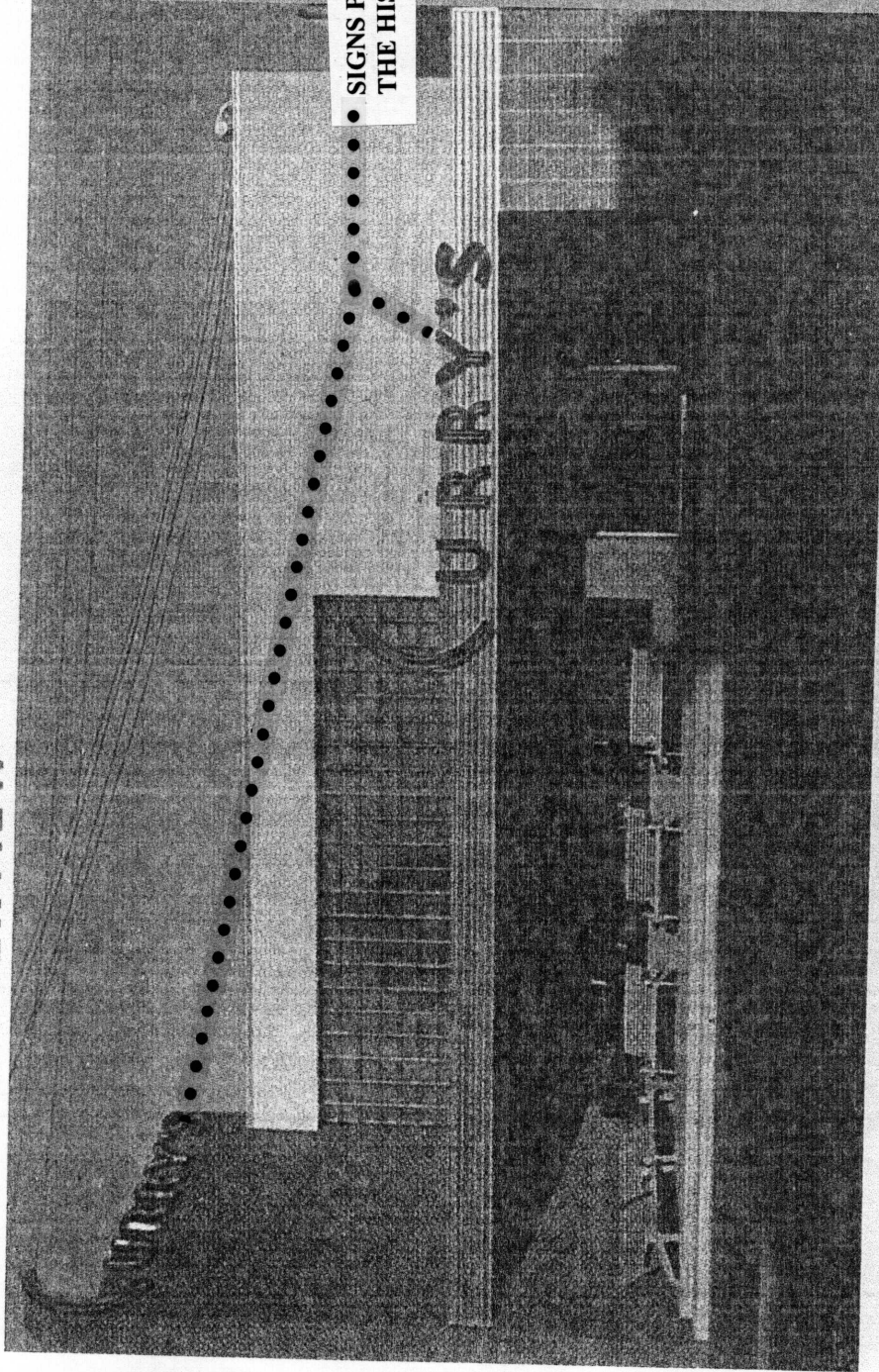
JMG:TH:JGG:TRM

c: Tim Hemstreet, Assistant City Manager
Bob Parcher, City Clerk
Murray Dubbin, City Attorney
Gary Held, First Assistant City Attorney
Jorge G. Gomez, Planning Director

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CITY CLERK'S OFFICE

HISTORIC OVERVIEW



• SIGNS PERMITTED TO BE REMOVED BY
THE HISTORIC PRESERVATION BOARD

POSTCARD OF CURRY'S FACADE

